

Land Use & Urban
Redevelopment
Committee: PS31.006

Office of Operations
March 31, 2022

**CITY OF
STAMFORD**



PS31.006

Operations Presentation Agenda

- Recap
- Updates:
 - Allure Investigation
 - Expanded Inspections
 - Repair Permit
- Q&A

Presenters:

- Matthew Quinones, Director of Operations, City of Stamford
- Lou Casolo, City Engineer, City of Stamford
- Bharat Gami, Chief Building Official, City of Stamford
- John Cocca, P.E. Associate Principal, WJE



Recap From Prior BOR Presentation, 2/22/2022

Incident management and coordination with BLT

2/1/2022	Incident occurred
2/1/2022	Notified by phone by BLT
2/2/2022	Initial assessment by HRSE. Isolated incident. Other areas safe to occupy.
2/5/2022	WJE visited the site
2/7/2022	Application filed for demolition of damaged slab and reconstruction
2/8/2022	WJE Initial report and RFI
	Ongoing investigation and exchange of information and documents



WJE: Re-cap

- Re-cap approach leading to, and during the field assessment scope of Allure being conducted 3/31/22
- Review Allure NDT reports being done by BLT on 3/30/22
- Based on the work noted above, review and finalize repairs proposed HR for Allure (currently at two locations - failure and the other area where new beams are required by HR)
- Once repair details are finalized issue building permit for repairs proposed
- Prepare final Allure cause of collapse report and overall findings of investigation of Allure as this is the focus of the investigation solely on the collapse of the Allure.
- Field review other buildings (separate task) and standalone reports from the Allure cause of collapse report.



Allure Investigation: Reporting

Objective: Following the conclusion of the investigation related to the structural failure on 2/1/2022, an internal review will be completed, and a report will be filed, including investigation findings and recommended actions.

Components:

- Review external oversight
- Review internal oversight
- Legal considerations
- Financial considerations



Expanded Inspections: WJE

Task I: Document Review: During this task, WJE will perform a review of the architectural and structural drawings in order to understand the structure. WJE will also request the PT shop drawings. The purpose of the document review will be to understand the structure as well look for atypical structural conditions. Once our document review is complete, we will layout an inspection program for the building.



Expanded Inspections

Task 2: Visual Inspection/Survey: Following the document review, WJE will visit the building to perform a visual survey. Prior to our visit, WJE will correspond with building ownership/management to coordinate access. WJE will also interview knowledgeable people from the building to understand the past maintenance history of the building with particular focus on any reports by unit owners of cracking of finishes, non-functional doors/windows and any previous repairs.

Based on our findings of the document review and interviews, WJE will perform a visual survey of the building which will include review of the exterior, review of the parking garage, and any unfinished mechanical rooms as well as a representative sample of the living spaces, common areas, corridors, mechanical rooms and offices.

Additionally, WJE will visually survey the areas around atypical structural conditions found in the drawings. The purpose of the visual survey will be to look for and document evidence of cracking, displacements or other conditions that could be associated with an underlying structural issue.



Expanded Inspections: Task 2 (continued)

Task 2 (continued):

In an effort to enhance data collection techniques, WJE developed Plannotate®—a software application to annotate inspection data onto PDF's using the Apple iPad. The software, which has been extensively field-tested, provides real-time data sharing to enable inspectors to work in concert together. This software provides a simple, powerful tool to assist with the inspection of the existing building with minimal setup by utilizing existing plans or even photos taken onsite. The inspectors' data is stored in an open mapping data format that allows for simple aggregation and analysis in programs like Excel. Thus, the inspector has lightweight and helpful inspection software to use all day. The software allows the city to be able to see real-time access to organized data. Plannotate will also be useful during the construction phase of the project to better track the repairs in process and manage repair photographs.



Expanded Inspections

Task 3: Report: Following the completion of our inspection, WJE will issue a report of our finding and recommendations for additional investigation/testing if deemed necessary.



Expanded Inspections: Target Locations

Mayor's Scope of Expanded Inspections:

“Right of access to permit the City’s independent engineer to field review all exposed concrete slabs for these structures or other areas as determined by the City’s independent engineer In support of that element of the plan, the City will require access to inspect the following locations to determine whether additional inconsistencies exist between submitted documentation and actual conditions that might implicate public safety concerns;”

1. 301 Commons Park South
2. 201 Commons Park South
3. 101 Washington Boulevard
4. 100 Commons Park North
5. 880 Pacific Street
6. 900 Pacific Street
7. 850 Pacific Street
8. 2 Harbor Point South



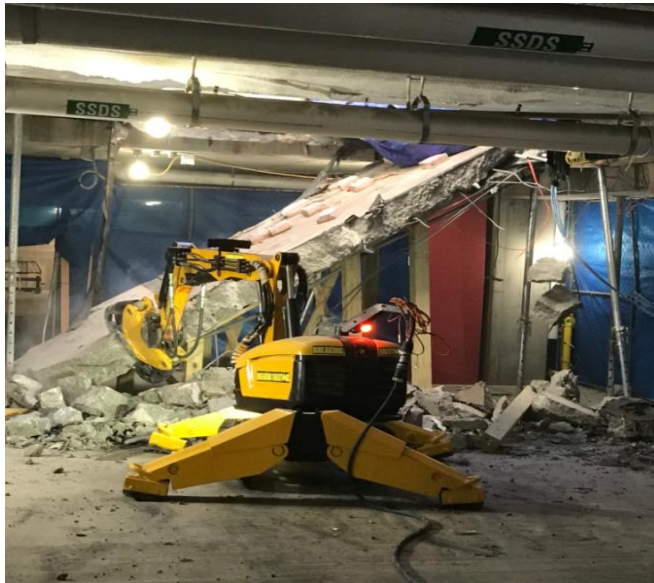
Allure Repair Permit

B-22-169 for demolition of collapsed slab

Application filed 2/7/2022
Permit issued 3/1/2022
Inspection 3/3/2022 by PS
Ongoing investigation and exchange of information and documents

B-22-322 for reconstruction of collapsed slab

Application filed 3/11/2022
Permit status Pending following items
Reconstruction plan and details acceptable to WJE
Statement of Special Inspections
Approval by WJE
Approvals by City departments
Approval by Building Department



Q&A

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